













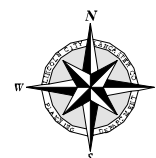


Proposed Land Use: S.W. 27th & West A Subarea

L E G E N D

	100 Yr. Flood Plain		Residential, Urban		Natural / Environmentally Sensitive
	Floodway		Residential, Low Density		Agricultural
	Airport Noise Contours		Commercial		
	Runway Protection Zone		Industrial		
	Future Service Limit Line		Parks and Open Space		
			Public and Semi-Public		
			Wetland and Water Bodies		

(See Notes On Back)



Scale: 1 inch = 1700 feet

Notes for S. W. 27th and West A Street Subarea Plan
As Approved by the City Council on February 18, 1997

- A. **Runway Protection Zone:** No additional residential uses should be developed. Density for residential area in zone could be transferred within site as part of CUP.
- B. **Sewer Capacity:** The existing West A Street sanitary sewer has limited capacity; potentially could not serve entire subarea without substantial improvements. Further study is needed in area north of West A Street to determine amount of land that may be sewerable. Future sewer improvements are not in CIP and are the responsibility of the developer.
- C. **Light Industrial Park:** Due to location in runway protection and noise zones, industrial uses have few employees, deliveries or commercial traffic. Potentially suitable for warehousing and storage of non-hazardous chemicals. Industrial uses should not visually impact area. Buffering (such as setbacks, berms and landscaping) is needed to residential uses and arterials. Development agreement on uses, setbacks, etc. to be determined per Annexation Agreement and/or H-4 special permit. Limitations are necessary on any potential industrial development to limit the number of employees and types of operations.
- D. **Park:** Neighborhood park and trail connection to Roper School needed. Developer responsible for trail construction, easements and addressing neighborhood park need.
- E. **Floodplain/floodway:** Intended for agricultural and open space uses, not urban or residential uses, unless properly mitigated.